

PEACE RIVER REGIONAL DISTRICT
BYLAW NO. 2165, 2016

SCHEDULE 'A'
APPLICATION FOR DEVELOPMENT



PEACE RIVER REGIONAL DISTRICT

DAWSON CREEK 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T): 250-784-3200..(F) 250-784-3201
FORT ST. JOHN 9505 100TH Street, Fort St. John, BC V1J 4N4 (T) 250-784-8084 (F) 250-785-1125
 Toll Free: 1-800-670-7773

Receipt # _____

Application for Development**1. TYPE OF APPLICATION**

	FEE
☐ Official Community Plan Bylaw Amendment	\$ 1,000.00
☐ Zoning Bylaw Amendment	\$ 650.00
☐ Official Community Plan / Zoning Bylaw Amendment combined	\$ 1,050.00
☐ Temporary Use Permit	\$ 350.00
☐ Development Permit	\$ 165.00
☒ Development Variance Permit	\$ 165.00
☐ Sign requirement	\$ 150.00

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, attached.

2. PLEASE PRINT

Property Owner's Name MIKYRA VENTURES LTD., INC. NOBC873976	Authorized Agent of Owner (if applicable)
Address of Owner [REDACTED]	Address of Agent
City/Town/Village [REDACTED]	City/Town/Village
Postal Code [REDACTED]	Postal Code
Telephone Number:	Telephone Number:
Fax Number:	Fax Number:
E-mail:	E-mail:

3. PROPERTY DESCRIPTION

Full legal description of each property under application	Area of each lot
Block F of District Lot 2702 Peace River District	1.56ha ha./acres
	ha./acres
	ha./acres
	TOTAL AREA 1.56ha ha./acres

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: 6511 Wildmare Sub Chetwynd B.C.

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your proposal:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

☐ Zoning Bylaw amendment:

Existing zone: I-1

Proposed zone: I-1 with reduced setback requirements

Text amendment: Gravel storage shed requires

☐ Development Variance Permit – describe proposed variance request:

Reduce Rear setbacks of lot from 7.0m to 4.6m. currently building is sitting at 5.7m, additional foundation work will make the setback 4.6m.

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Current use is light industrial, vacant. The site has an existing storage/3bay shop. The existing structure is beyond minimum setbacks. A gravel storage shed and salt silos have been added to the lot. Salt silos are moveable where the gravel shed isn't

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Highway frontage

(b) East Commercial property with large setbacks

(c) South Trailer Court

(d) West Trailer Court

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

See Attached Sheet

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

See Attached Sheet

10. Describe the means of sewage disposal for the development:

N/A

11. Describe the means of water supply for the development:

N/A

THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.



Signature of Owner

Nov 12 2019

Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We authorize	and	hereby
(name) application.	to act on my/our behalf regarding this	
Agent address:		
Telephone:	Fax:	Email:
Signature of Owner:	Date:	
Signature of Owner:	Date:	

8. Describe the proposed development of the subject property.

- 914m² sand storage shed used for storage of highway sand. This sand is used in the maintenance of Highways 97, Highway 29 and local roads. The storage shed is crucial for proper regular maintenance of winter roads in the Chetwynd area.
- 6 salt silos are used to store salt. The salt is used in the maintenance of Highways 97 and 29 as well as local roads on a as needed basis in order to help melt ice and snow from local roads.

9. Reasons and comments in support of the application.

- Steel building is a non combustible material not posing a fire threat to surrounding properties. Materials stored within are not combustible either.
- Noise reduction which includes noise dampening fencing on south and west portions of the lot. Backup alarms replaced with White Noise alarms on the trucks. Loaders will be equipped with backup cameras eliminating backup alarm to reduce noise from the loaders. Plant Swedish Aspen (or other approved trees) in locations along south property line to assist in sound dampening.
- Aesthetics: placing of the 8' wooden fence and 57 @ 8' to 16' spacing 4' tall trees along portions of the south and west of the lot will provide a screen for the neighbouring property.



TRYON
PROFESSIONAL GROUP

Stamp

ENGINEER/ARCHITECT

[illegible]

Project: 19-0441

Block F District Lot 2702 PID
014-848-708

Drawing Title:

GENERAL NOTES

Drawing Scale

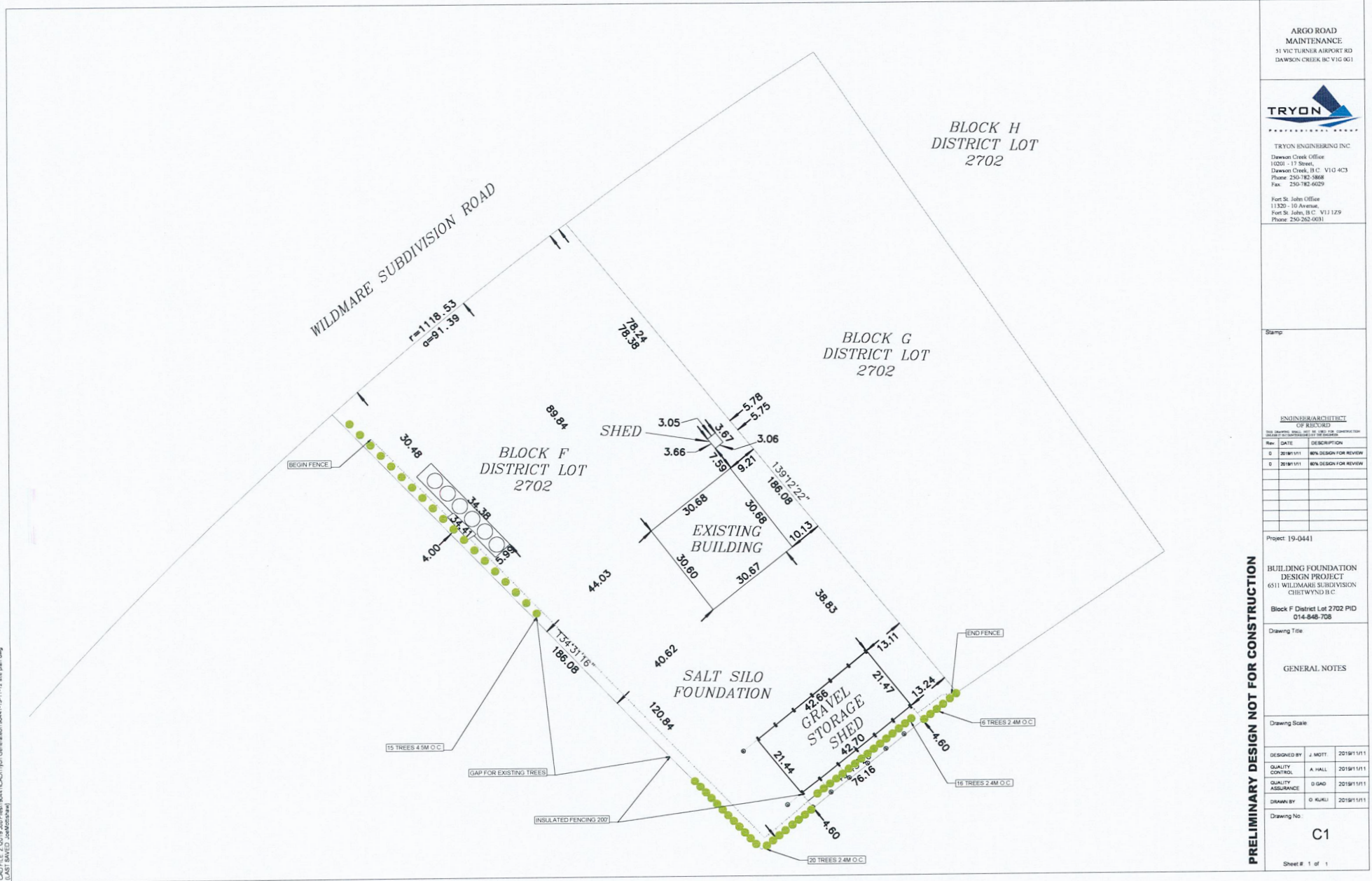
DESIGNED BY	J. MOTT	2019/11/11
QUALITY CONTROL	A. HALL	2019/11/11
QUALITY ASSURANCE	D. GAO	2019/11/11
REVIEWED BY	D. KUKULI	2019/11/11

Drawing No.:

C1

Sheet # 1 of 1

PRINTED November 12, 2019, 11:20 AM
CAD FILE: Z:\2019 Job Files\190441\CAD\Tnyn Generated\190441-19-11-12 site plan.dwg
(LAST SAVED: JoeVoss@ae)





DISTRICT OF CHETWYND

PROJECT: BUILDING FOUNDATION DESIGN

CIVIL ADDRESS: 6511 WILDMARE SUBDIVISION
CHETWYND, B.C.

LEGAL DESCRIPTION: BLOCK F DISTRICT LOT 2702 PID 014-848-708,
PEACE RIVER DISTRICT



LOCATION MAP
N.T.S.



STRUCTURE CONSULTANT:

OWNER:

CLIENT:



TRYON ENGINEERING INC.

10201 - 17 STREET
DAWSON CREEK, B.C. V1G 4C3
PHONE: 250-782-5868

11320-100TH AVENUE
FORT ST. JOHN, B.C. V1J 1Z9
PHONE: 250-262-0031

MIKYRA VENTURES LTD.

9947-100th AVENUE
FORT ST. JOHN, BC V1J 1Y4

ARGO ROAD MAINTENANCE

51 VIC TURNER AIRPORT RD
DAWSON CREEK BC V1G 0G1

DRAWING INDEX			
DRAWING NO.	SHEET TITLE	SHEET NO.	REVISION
D01	KEY PLAN AND DRAWING INDEX	1	0
S0	GENERAL NOTES	2	0
S1	GENERAL PLAN, PILE DETAILS	3	0
S2	PILE AND CONNECTION DETAILS	4	0

PRIMARY DESIGN ONLY - NOT FOR CONSTRUCTION

	ISSUED FOR BP 2019/10/25		DISTRICT OF CHETWYND																										
			KEY PLAN AND DRAWING INDEX																										
	DESIGNED BY: M. STOTT-DAWSON DATE: 2018/10/25 QUALITY CONTROL: A. HALL DATE: 2018/10/25 QUALITY ASSURANCE: D. GAO DATE: 2018/10/25 DRAWN BY: D. KULSHREYTH DATE: 2018/10/25		Prepared for: ARGO ROAD MAINTENANCE																										
	<table border="1"><thead><tr><th>Rev</th><th>Date</th><th>Description</th><th>Signature</th></tr></thead><tbody><tr><td>0</td><td>2018/10/25</td><td>80% DESIGN FOR REVIEW</td><td>D. GAO</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		Rev	Date	Description	Signature	0	2018/10/25	80% DESIGN FOR REVIEW	D. GAO													<table border="1"><thead><tr><th>Project Engineer</th><th>Design Consultant</th><th>Prepared under direction of</th></tr></thead><tbody><tr><td>TRYON ENGINEERING INC.</td><td>TRYON ENGINEERING INC.</td><td>D. GAO, P. ENG. ENGINEER OF RECORD</td></tr></tbody></table>		Project Engineer	Design Consultant	Prepared under direction of	TRYON ENGINEERING INC.	TRYON ENGINEERING INC.
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TRYON ENGINEERING INC.	TRYON ENGINEERING INC.	D. GAO, P. ENG. ENGINEER OF RECORD																											
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE ENGINEER		<table border="1"><thead><tr><th>FILE AND PROJECT NO.</th><th>REGION</th><th>PAGE</th><th>DRAWING NO.</th></tr></thead><tbody><tr><td>19-0441</td><td>N</td><td>1</td><td>001</td></tr></tbody></table>		FILE AND PROJECT NO.	REGION	PAGE	DRAWING NO.	19-0441	N	1	001																		
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19-0441	N	1	001																										
REVISIONS		CANCEL PRINTS BEARING PREVIOUS LETTER																											

GENERAL NOTES

GENERAL NOTES:

- ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.
- ALL MATERIALS & CONSTRUCTION PROCEDURE SHALL BE IN COMPLIANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - NATIONAL BUILDING CODE OF CANADA; BC BUILDING CODE, THE LATEST VERSION.
 - CSA STANDARDS, THE LATEST VERSION.
 - PEACE RIVER REGIONAL DISTRICT BY-LAWS.
- USE OF THESE DRAWINGS IS FOR THE PURPOSES SPECIALLY NOTED ON THE DRAWINGS. DO NOT CONSTRUCT BY THESE DRAWINGS UNLESS THEY BEAR THE SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER FROM TRYON ENGINEERING INC. AND ARE STAMPED "ISSUED FOR CONSTRUCTION".
- CONSTRUCTION LOADS SHALL NOT EXCEED THE SPECIFIED DESIGN LIVE LOADS.
- CONTRACTOR SHOULD INSPECT SITE PRIOR TO COMMENCEMENT OF WORK, TO FAMILIARIZE THEMSELVES WITH EXTENT & SCOPE OF WORK AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONGRUENCE BETWEEN THE DRAWING & ACTUAL SITE CONDITIONS.
- IT IS CONTRACTORS' RESPONSIBILITY TO CHECK & VERIFY ALL DIMENSIONS, ERRORS, AND OMISSIONS AND REPORT SAME TO ENGINEER WITH TRYON ENGINEERING INC. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS ARE GUIDELINES, AND ANY OMISSION IN THE DESCRIPTION OF WORKMANSHIP DO NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE THE PROJECT IN A PROFESSIONAL MANNER. ALL WORKMANSHIP SHALL BE OF STANDARDS EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE. REQUIREMENTS WHETHER GENERAL OR SPECIFIC SHALL BE INTERPRETED IN CONJUNCTION WITH ALL OTHER INFORMATION APPEARING IN THE DRAWINGS AND SPECIFICATIONS.
- THE STRUCTURAL COMPONENTS SHALL NOT BE MODIFIED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM ENGINEER WITH TRYON ENGINEERING INC.
- THE OCCUPATIONAL HEALTH AND SAFETY (OHS) REGULATION CONTAINS LEGAL REQUIREMENTS THAT MUST BE MET BY ALL WORKPLACES UNDER THE INSPECTION JURISDICTION OF OCCUPATIONAL HEALTH AND SAFETY COUNCIL. THE CONTRACTOR ALONE IS RESPONSIBLE FOR SAFETY WITHIN THE WORK SITE.
- IF ANY SPECIFICATIONS OR DRAWINGS CONFLICT WITH ANY OTHER SPECIFICATIONS OR DRAWINGS, THE MORE STRINGENT SHALL GOVERN.
- CONTRACTOR SHOULD REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION OF OPENINGS, EQUIPMENT BASES, SUMP PITS, AND TRENCHES NOT INDICATED ON STRUCTURAL DRAWINGS.

DESIGN NOTES:

- THIS DESIGN CONFIRMS TO:
 - NATIONAL BUILDING CODE OF CANADA, BC BUILDING CODE, THE LATEST VERSION.
 - CSA STANDARDS, LATEST VERSION.
 - SPECIFIED DESIGN LOADS AND PARAMETERS:
IMPORTANCE CATEGORY: NORMAL
SNOW LOAD (Q50): -Ss: 2.40 KPa;
RAIN LOAD (Q50): -Sr: 0.20 KPa;
ROOF LIVE LOAD: 1.00 KPa;
ROOF DEAD LOAD: 1.0 KPa;
WIND (Q50): 0.39 KPa;
- SEISMIC: 2%/50 years (0.000404 PER ANNUM) PROBABILITY:
Sa(0.2)=0.96; Sa(0.5)=0.061;
Sa(1.0)= 0.032, Sa(2.0)= 0.019

IF SITE CONDITION DIFFERS, CONTACT TRYON ENGINEER IMMEDIATELY. DESIGN MIGHT BE REVISED AT CLIENT'S EXPENSE.

SITE WORK:

- BUILDING & APRON SLAB PREPARATION TO BE IN ACCORDANCE WITH RECOMMENDATIONS AS PER GEOTECHNICAL REPORT.
- BUILDING AREA TO BE STRIPPED TO NATIVE UNDISTURBED SUBGRADE. EXPOSED SUBGRADE TO BE SLOPED TO DRAIN.
- OVER EXCAVATION TO OBTAIN AN UNDISTURBED SUBGRADE SHALL BE RESTORED TO GRADE AND COMPACTED TO 98% SPMD UNDER SUPERVISION BY GEOTECHNICAL ENGINEER.

STRUCTURAL STEEL:

- STRUCTURAL STEEL TO FOLLOWING SPECIFICATIONS:
 - WIDE FLANGE - CSA G40.20-GR50W
 - PLATE - ASTM A36 OR APPROVED E.Q.
 - BOLT - A325
- WELDING TO COMPLY WITH CSA W59 "WELDED STEEL CONSTRUCTION", CSA W47.1, "CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL", THE LATEST VERSION.
- ALL SHARP CORNERS & BURRS TO BE REMOVED
- ALL WELDS 1/4 FILLET CONTINUES UNLESS OTHERWISE NOTED
- PAINT REQUIREMENTS: ZINC OXIDE PRIMER, (2) TOP COATS OIL BASE COLOR TO OWNER'S SPECIFICATION

SPECIFIC NOTES FOR DRIVEN PILE:

- THE CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS AND ESTABLISH SPECIFIC CONSTRUCTION PROCEDURES AND SEQUENCES FOR THE INSTALLATION OF THE DRIVEN PILES, AND SUBMIT THEM TO THE ENGINEER FOR REVIEW. THE CONTRACTOR'S PROCEDURES AND METHODS OF PILE INSTALLATION SHALL MINIMIZE SETTLEMENT OF ADJACENT CONSTRUCTION AND THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ALL REMEDIAL WORK RESULTING FROM SUCH SETTLEMENT.

- STEEL PIPE PILES SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G40.21M, GRADE 300W.
- ALL PILES CRUSHED EXCESSIVELY OR BENT THROUGH NEGLIGENCE OR CARELESSNESS IN DRIVING OPERATIONS SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE UNLESS, AT THE DISCRETION OF THE ENGINEER, THE DAMAGE IS SO SLIGHT THAT THE PILE CAN BE REPAIRED PROPERLY BY THE CONTRACTOR AT HIS OWN EXPENSE.
- THE PILES SHALL BE DRIVEN IN THE POSITIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER. PILES SHALL BE DRIVEN VERTICALLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND SHALL NOT DEVIATE MORE THAN 2 PERCENT OUT-OF-PLUMB. BATTER PILES SHALL BE DRIVEN TO THE BATTER SPECIFIED, AND SHALL NOT DEVIATE MORE THAN 2 PERCENT FROM THE BATTER SPECIFIED. PILES SHALL NOT BE MORE THAN 75 MM OFF CENTER MEASURED AT CUTOFF ELEVATION FROM THE LOCATIONS AS SPECIFIED ON THE DRAWINGS.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE THAT THE PILES ARE IN PROPER ALIGNMENT, INCLUDING THE USE OF INSTALLATION FRAMES, FIXED LEADS OR OTHER MEANS AS ARE NECESSARY. THE METHOD OF MAINTAINING ALIGNMENT SHALL BE ACCEPTED BY THE ENGINEER.
- THE PILES SHALL BE CUT OFF LEVEL AT THE REQUIRED ELEVATIONS AS SPECIFIED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL SPLICE PIPE PILES IN ACCORDANCE WITH THIS SPECIFICATION, THE DRAWINGS, WELDING PROCEDURES, AND THE FOLLOWING:
 - THE BUTTING ENDS OF THE DRIVEN PILE AND ITS EXTENSION SHALL BE CUT SQUARE TO GIVE REASONABLE BEARING BETWEEN THE MATING SURFACES.
 - THE BUTTING SURFACE OF THE EXTENSION SHALL BE BEVELED TO FACILITATE A FULL PENETRATION GROOVE WELD. SPLICE BACKER RINGS SHALL BE INSTALLED INSIDE THE DRIVEN PILE AND SHALL BE TACK WELDED TO THE PILE. THE BACKER RINGS SHALL BE PLACED SYMMETRICALLY ABOUT THE JOINT.
 - BEFORE WELDING OVER PREVIOUSLY DEPOSITED METAL, THE SLAG SHALL BE REMOVED. THIS REQUIREMENT SHALL APPLY TO SUCCESSIVE LAYERS, TO SUCCESSIVE BEADS, AND TO THE CRATERED AREA WHEN WELDING IS RESUMED AFTER ANY INTERRUPTION.
 - MATERIAL TO BE WELDED SHALL BE PREHEATED IN ACCORDANCE WITH CSA W59.
 - THE PILES SHALL NOT HAVE MORE THAN ONE SPLICE PER PILE UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE LOCATION OF THE SPLICE(S) SHALL BE APPROVED BY THE ENGINEER.

PILE INSTALLATION SPECIFICATION

- PILE SHALL BE INSTALLED AT RATE OF ONE PITCH PER REVOLUTION.
- ANY DEVIATION TO THE INSTALLATION SPECIFICATION MUST BE APPROVED BY TRYON ENGINEERING INC.
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCING INSTALLATION.
- IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE EXISTENCE OF U/G PIPES OR CABLES PRIOR TO INSTALLING PILES.
- ANY ERROR OR DISCREPANCIES ARE TO BE REPORTED TO TRYON ENGINEERING INC. IMMEDIATELY.
- COMPLETE RECORD OF PERFORMANCE OF EACH PILE WHILE BEING PLACED SHALL BE MAINTAINED. ANY ERROR OR DISCREPANCIES ARE TO BE REPORTED TO TRYON ENGINEERING INC. IMMEDIATELY.
- UPON COMPLETION OF PILE INSTALLATION FIELD INSTALLATION INSPECTOR SHALL SUBMIT INSTALLATION REPORT, DEPTH VERSUS TORQUE, TO TRYON ENGINEERING INC.
- ACTUAL GEOTECHNICAL CONDITIONS MAY VARY SIGNIFICANTLY AT PILE LOCATION. IF MINIMUM TORQUE IN TABLE-1 IS NOT ACHIEVED, ADD-ONS WILL BE REQUIRED UNTIL TORQUE IS MET.
- PILES TO BE INSTALLED TO THE FOLLOWING TOLERANCES:
VERTICAL: +/- 2 DEGREES FROM PLUMB
HORIZONTAL: +/- 2 INCH FROM CENTER POINT.

ARGO ROAD MAINTENANCE
11 VIC TURNER AIRPORT RD
(DAMON CREEK, BC V1G 0G)



TRYON ENGINEERING INC.

Damon Creek Office
10240 - 17 Street,
Damon Creek, B.C. V1G 8V9
Phone: 250-762-5608
Fax: 250-762-5629

Fort St. John Office
11320 - 10 Avenue,
Fort St. John, B.C. V1J 3P9
Phone: 250-252-0411

Stamp

ENGINEER/ARCHITECT
OF RECORD

Rev	Date	Description
0	2019/05	REV. DESIGN FOR REVIEW

Project: 19-0441

BUILDING FOUNDATION
DESIGN PROJECT

CLIENT: S041

BLOCK 9 DISTRICT LOT 200 (200.00m x 100.00m)
KAMAT DISTRICT

Drawing Title

GENERAL NOTES

Drawing Scale

DESIGNED BY	J. MOYI	2019/10/25
QUALITY CONTROL	A. HALL	2019/10/25
QUALITY ASSURANCE	D. GAO	2019/10/25
DRAWN BY	D. KUKLI	2019/10/25

Drawing No.

S0

Sheet # 2 of 4

ISSUED FOR BUILDING PERMIT - NOT FOR CONSTRUCTION

